146.0	0006	0011.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	814,900	/	814,900
USE VALUE:	814,900	/	814,900
ASSESSED:	814,900	/	814,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		EASTERN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURPHY CATHERINE/JOHN
Owner 2:	
Owner 3:	
Street 1:	23 EASTERN AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	GEARIN WILLIAM J & ANN L -
Owner 2:	-
Street 1:	23 EASTERN AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,935 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Vinyl Exterior and 2136 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4935.000	360,500		454,400	814,900
Total Card	0.113	360,500		454,400	814,900
Total Parcel	0.113	360,500		454,400	814,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.51 | /Parcel: 381.5

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
96443			04/19/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 146.0-0006-0011.0

!11474!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	360,500	0	4,935.	454,400	814,900	814,900	Year End Roll	12/18/2019
2019	101	FV	270,700	0	4,935.	426,000	696,700	696,700	Year End Roll	1/3/2019
2018	101	FV	250,300	0	4,935.	352,200	602,500	602,500	Year End Roll	12/20/2017
2017	101	FV	250,300	0	4,935.	323,800	574,100	574,100	Year End Roll	1/3/2017
2016	101	FV	250,300	0	4,935.	295,400	545,700	545,700	Year End	1/4/2016
2015	101	FV	244,300	0	4,935.	289,700	534,000	534,000	Year End Roll	12/11/2014
2014	101	FV	238,400	0	4,935.	269,300	507,700	507,700	Year End Roll	12/16/2013
2013	101	FV	238,400	0	4,935.	256,200	494,600	494,600		12/13/2012

PRINT

Date	Time
12/11/20	01:38:30

LAST REV

Date	Time
10/13/20	13:24:45

apro

USER DEFINED

Prior Id # 1:	96443
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11474

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GEARIN WILLIAM	39372-291		5/29/2003		438,000	No	No		
	11746-673		9/1/1969		25,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/22/2018	303	Inter Fi	2,000	C				
10/3/2017	1289	Dormers	103,000					
4/4/2014	299	Addition	39,000					
3/21/2014	247	Demoliti	1,500					

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2018	MEAS&NOTICE	HS	Hanne S
11/15/2017	Permit Visit	DGM	D Mann
6/11/2014	Info Fm Prmt	PC	PHIL C
2/24/2009	Entry Denied	372	PATRIOT
9/6/2003	MLS	MM	Mary M
11/22/1999	Meas/Inspect	153	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4935		Sq. Ft.	Site		0	80.	1.15	9									454,438						454,400	

Total AC/HA:	0.11329	Total SF/SM:	4935	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	454,438	Spl Credit		Total:	454,400

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

BATH FEATURES

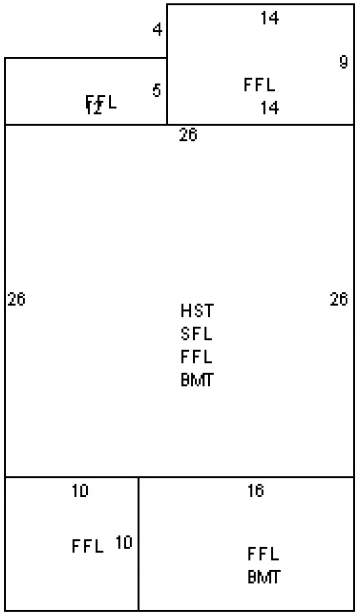
Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

COMMENTS

SKETCH



GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB	1				

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6 %

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.14157295
Const Adj.:	0.98990101
Adj $ / SQ:	141.256
Other Features:	105750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	442899
Depreciation:	82379
Depreciated Total:	360520

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	141.26
Special Features:	0	Val/Su Net:	121.30
Final Total:	360500	Val/Su SzAd	168.77

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,122	141.260	158,489
BMT	Basement	836	42.380	35,427
SFL	Second Floor	676	141.260	95,489
HST	Half Story	338	141.260	47,744

Net Sketched Area:	2,972			Total:	337,149
Size Ad	2136	Gross Are	3310	FinArea	2136

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

146.0-0006-0011.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	